



# Columbine West Civic Association Newsletter<sup>©</sup>

CWCA – Your Homeowners’ Organization

June 2023 Vol. 45 No. 06 • Circulation: 1500

**Our Mission: “Promote neighborhood beautification and harmony through covenant enforcement, community based services, and social activities.”**

**Link For Membership**  
<http://www.CWCA.info>

## CWCA Calendar of Events

- **June 13th:** June Monthly Meeting  
Meet at Victory Park
- **June 17th:** Annual Dumpster Day  
Dutch Creek Elementary Parking Lot
- **July 4th:** Parade, 10am, Victory Park
- **July 11th:** July Monthly Meeting  
location TBD
- **August 8th:** August Monthly Meeting  
location TBD

## League of Women Voters Hosts Metro District Discussion

The proliferation of metropolitan districts across Colorado has helped provide much needed development to a growing population, but it has come with hidden costs. On Wednesday, the League of Women Voters South Larimer discussion group hosted a virtual panel presentation on how these financing tools can be misused by developers and end up putting a larger burden on property owners.

“It’s a good idea,” panelist John Henderson of the group Coloradans for Metro District Reform told the 38 online attendees. “The principal is sound. ...But there’s no oversight, there’s no check and balance. That’s a bad idea.”

In Colorado, metropolitan districts are formed by developers to fund improvements or infrastructure

*continued on page 3*

## Dumpster Day Community Event, June 17th

Please plan to show up in line before the 8:am start of event. The Dutch Creek Elementary parking lot will have roll-off dumpsters for your drop off. Bring a friend or others to help you unload successfully. Our volunteers will be directing participants to staged areas. Bring along some patience too, we try very hard to keep things moving smoothly. It is hoped that (5) roll offs will be enough to collect everything the neighbors wish to dispose of. There will also be metal recycling on-site to help you dispose of those unwanted items. A list of items that will NOT be accepted for disposal will be on [www.CWCA.info](http://www.CWCA.info). We cannot accept anything hazardous or dangerous, remember we are your neighbors too. The organization has been posting many

important pieces of information on the website to encourage residents to check before you arrive. The CWCA looks forward to this event each year and hopes for its continued success. With more Membership dollars available we can continue to offer this unique and warranted event. If you wish to help volunteer some time please show up at 7:30 am and grab a Volunteer vest.



## Calling All Former Dutch Creek Elementary Students!

Dutch Creek Elementary will be celebrating their 50 Year Anniversary in 2023-2024! The PTSA would like to put together a slideshow and collect some Dutch Creek memorabilia from the past to display in the case in the main hallway. If you have any photos or anything else you’d like to share for our celebration, please email [dutchcreekptsa@gmail.com](mailto:dutchcreekptsa@gmail.com). Photos can be emailed, and anything borrowed will be returned in the same condition!

We’d really appreciate the help on taking a look at the 50 year history of our neat little school! Thanks so much. PM me with Questions.

— Ginger (Dutch Creek PTSA secretary)

**2023 CWCA Meeting Dates**

June 13th, July 11th



## A Moment With The Board

Our May monthly meeting had Committee Chairs report on their events, past and upcoming. Our Annual Elections were held. The Office of President is OPEN. The Secretary position has been filled by Alexis Berra, who has also been instrumental with bringing our website to the community. Thank you Alexis. There are OPEN slots for a couple more Board Positions. Feel free to contact CWCAtalk@gmail.com if interested. The Entrance Clean up day is scheduled for May 20th, 9a til noon. We are looking to tackle the weeds, trash and foliage. Bring clippers, rakes and a willing attitude. Annual Dumpster Day Event, once again being offered at the Dutch Creek Elementary parking lot, June 17th. We will have dumpsters staged around the lot, along with a metal recycling crew to help with off-loading those items. Please make note that if you are a paid Member (\$35) then the event is FREE to participate, others will be charged \$50 at the door. A list of items NOT able to dispose of will be on the website. Plans are getting underway for the 4th of July Parade, looking to include some new features this year. The Covenant Control Group continues to monitor the neighborhood for potential violations. Please remember to store trashcans out of site as well as RV's, boats and trailers behind the fence. The CCG reported that many homeowners that had a violation were able to address the issue quickly. It is never the intent of the CCG to 'harass' a homeowner as some comments have suggested. The community is held to a standard by being 'Covenant Protected'. Continue to watch for more news on upcoming Events on the website. Stop by the new website www.CWCA.info., which will have all the information you need. You can also connect with us at a Monthly meeting. The next one is June 13th, 7:00 at Dutch Creek Elementary. Drop in, say Hi and meet a friend.

*Raising kids may be a thankless job,  
but at least the pay sucks.*

—Jim Gaffigan

**Join Us  
On Facebook**



### Advertising:

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th. To place an ad,

Call **Colorado Lasertype, 303-979-7499**

Email: [getinfo@coloradolaser.com](mailto:getinfo@coloradolaser.com)

To find ad rates and discounts, go to [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com) and click on the "Advertising Rates" link.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

## Columbine West Civic Association

303-904-8218; <http://www.CWCA.info>

### OFFICERS

**President, OPEN;** Vice President, John Basila  
Treasurer, Jason Collins; Secretary, Alexis Berra  
Board Members: K. Sweet, B. Waite, A. Britton, R. Kishore, A. Berra

### COMMITTEE

**Membership Committee:** Kat Fassoli  
**Welcome Committee:** Bill Waite & Kathi Waite  
**Easter Egg Hunt:** Natasha McCombs, Bill Waite & Alexis Berra  
**Garage Sale:** John Basila  
**Dumpster Day:** CWCA Board  
**Holiday Contests:** Collins Family  
**Newsletter Editor:** Natasha McCombs  
**Newsletter Delivery Coordinator:** Betsy Walker  
**Covenant Control Group Liason:** John Basila  
**Entrance Banners:** Steve Gubbins  
**Landscape Maintenance:** Neighborhood volunteers  
**Newsletter Ad Manager:** Colorado Lasertype  
**Website Coordinator:** Alexis Berra

### NEWSLETTER DELIVERY CARRIERS:

Richard Berg, Alexis Berra, Kathy Bobb, Cindy Bollacker, Pam Bostwick, Pat Caillouet, Kristi Card, Suzanne Cardall, Jason Collins, Correen Crocker, Kevin Demsky, Barbara Dietrich, Jerry & Nancy Dye, Beth Eisel, Shana Eberhard, Kat Fassoli, Susan & Larry Florentine, Maggie Gannon, Marsha Gentert, Doug Goldthwait, Jennifer Kellner, Tom Kelly, McKensie Kibbe, Kiki LeBlanc, Christy Martin, Marianne Martinez, Joannie Milito, Doug Miskel, Katie & Emmet Morgan, Vicky Oren, Carole & Curt Osieczanek, Brenna Palkki, Sharon Phillips, Gaylon Rapp, Mychele Smith, Kate Suarez, Peggy & Ken Sweet, Ann Urankar, Terry Usry, Bob Weber, Ben Wilking, Kathy Willenbrecht, Kathy & Jack Woodman, Jan Worrall

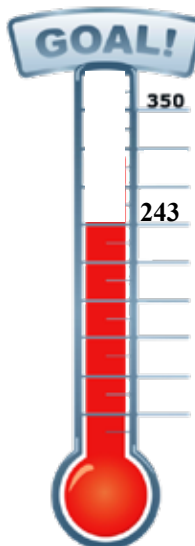
### SCHOOLS

Dutch Creek Elem., 7304 W. Roxbury Pl.  
Ken Caryl MS, 6509 W. Ken Caryl Ave.; Columbine HS, 6201 S. Pierce St.

## News Articles

The newsletter is published monthly. Deadline for news is the 13th of each month for the next month's issue except the Jan. issue which is Dec. 6th. **All articles must be approved by the editor for publication, or as space permits.** To submit an article, please call a board member or e-mail the editor. All "Letters to the Editor" must be signed and include a daytime phone number in case there are any questions. Letters may be printed without the author's name if requested.

2023



**Thank You For  
Supporting Membership!**

### Jefferson County Numbers

Information	303-279-6511
Motor Vehicles	303-271-8100
Animal Control	303-271-5070
Highways & Clerk & Recorder	303-271-8168
Transportation	303-271-8495
Colorado State Patrol	303-239-4500
Planning & Zoning	303-271-8700
County Commissioners	303-271-8525
Sheriff - Emergency	911
Sheriff - Non-Emergency	303-271-0211
County Administrator	303-271-8500
Traffic Complaints	303-271-5677
Extension Services	303-271-6620
Voting Information	303-271-8111

## CWCA Membership Form

Please fill out and mail with your \$35 check to CWCA.

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Send to: CWCA, P.O. Box 620026, Littleton CO 80162

## League of Women, *continued from front page*

that the local city or county government cannot, such as water, sewer, parks, or roads. The districts are authorized to collect taxes from current and future property owners that are then used to repay bonds issued to finance construction.

According to presenter Christina Manthey, president of the Jefferson County League of Women Voters, Colorado’s Department of Local Affairs reports that there are 2,297 metro districts across the state, including 346 in Larimer County.

Though the League of Women Voters bills itself as non-partisan, metro districts are an issue that the voting advocacy group has developed a position on, Manthey said. The league would like to see districts have more oversight, transparency and financial accountability. For developers, metro district financing can lower the cost of building and allows them to add amenities to the developments without increasing the price of individual homes.

However, those moderate home prices can be deceptive. The metro district levies up to 96 mills on each property owner in the district, increasing their annual tax bills, sometimes by thousands of dollars. But the issues with metro districts don’t end there. According to Henderson, there are problems with governance, elections and disclosure for these districts, making them prone to misuse and self-dealing by developers. As an example, he explained that the five-member boards that govern the districts are often populated with the developer and close associates, including family members, who often vote in sync. Residents are often prevented from serving on the boards by district rules. He also explained that many new large developments, such as McWhinney’s Kinston community and the Thompson Crossing district, use master and servant arrangements across several dis-

tricts, to keep the financial decisions in the hands of developers. “It’s just a contrivance to keep residents off the board,” Henderson said. Henderson and Manthey were joined by Fayre Ruszczyk, another member of Coloradans for Metro District reform, who became active in the cause after moving into metro district. She relayed more information about metro districts in Larimer County, including the cautionary story of the Parkview metro district in Loveland, which she said was misused by developers, until residents were able to get elected to the board and hire a new management company. For more information or to watch a recording of the presentation, visit the League of Women Voter’s website at [lwv-larimercounty.org](http://lwv-larimercounty.org)

## CWCA Newsletter Now Offered Digitally

Get your neighborhood newsletter sent right to your phone. Our quick monthly neighborhood news blast sends you the most important upcoming events and news in a small, concise format that keeps you in the know. CWCA recognizes that not everyone has time to read the physical newsletter that we continue to hand deliver to your doorstep each month, so we’ve put together a snapshot that you can access anywhere anytime whether you’re at work, waiting for your kids sports, or just relaxing in your backyard and surfing the internet. The email will also contain a link to the full newsletter for your convenience.

Signing up is easy, visit us at [www.CWCA.info](http://www.CWCA.info) and enter your email in the subscribe box. CWCA is continuing to make Columbine West a great neighborhood. The more connected we are, the stronger we are.



**DT4DA**  
Zero Tolerance for Domestic Abuse

# Cover Me



## 5K RUN & WALK

August 27th 8am

Clement Park, Littleton

Drop off linens and towels to donate to Family Tree Roots of Courage

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**TILE ROOFS:**  
Golden Eagle 26,32, 47, 67, 70,73  
Mule Deer 3, 6, 30, 31, 34, 39, 42, 43, 47,48  
Lindenwood Lane 8, 10, 11, 12, 13, 14, 15, 18, 20, 24

**COMPOSITE ROOFS:**  
Amaranth Drive 2, 21, 33, 38, 41, 43  
Lindenwood Lane 2, 4, 6, 7,  
Yellow Locust 4, 6, 7, 8, 9



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Littleton, CO 80127



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Nice to see you again!

# JAY: YOUR GO-TO REAL ESTATE GUY

NEW TO THIS NEWSLETTER, NOT TO THE NEIGHBORHOOD



Dear neighbor,

I've been working in Columbine West since 1988! For more than 45 years, I've helped hundreds of people in the South Jeffco and Denver Metro area buy their dream homes. My experience and commitment to doing what's right for you sets me apart. I'm the proud father of four daughters and grandfather to three adorable granddaughters and one strapping grandson!

Call or text me to chat about the market or to meet over lunch or a cup of coffee. My treat!

Sincerely,  
Jay

LET ME HELP YOU LIVE THE AMERICAN DREAM!

JAY@JAYMARCUM.COM  
303-810-7366  
JAYMARCUM.COM

Click the QR Code for my Columbine West Newsletter!



# DAN THE MORTGAGE MAN

BEST FINANCING IN TOWN

My name is Dan Morrison and I am a mortgage connoisseur. I have been helping family, friends & clients get home loans for 30+ years and working with Jay for 15 of those years!

I run my own team Denver Mortgage Group, a broker with JR Mortgage Corp and The Mortgage Network. If you need some help, with traditional or non-traditional financing give me a call. I can close a loan in 30 days or less. So if its time, money or lack there of, I can help.

When I'm not helping clients I am on the golf course enjoying life or spending time with my lovely wife Julie!



Click the QR Code for my Columbine West Newsletter!



DAN.MORRISON@DENVERMORTGAGEGROUP.COM  
303-229-2688  
WWW.DENVERMORTGAGEGROUP.COM

## Colorado Passes Property Tax Bill

DENVER (KDVR) — The 2023 legislative session is officially wrapping up and with it comes the passage of several bills, including a potential fix to high property tax bills. Republicans walked out of the House in the session’s final hours, upset with the Democrats’ bill on property taxes. House Minority Leader Mike Lynch, R-Wellington, issued a statement in response.

“For 120 days, our minority caucus came to the House Chamber with the intention of collaborating despite not having a seat at the table and being told to wait outside while real decisions were being made inside. Invoking rarely — if ever — used rules doesn’t just silence us, it takes away the opportunity for the people we represent to hear what we have to say.

By walking out in protest, we sent a message to the Majority, who are mostly Metro area Democrats, that our state includes much more than the concrete and steel parts of Colorado. Our voices – that fill the Front Range and the Western Slope — deserve to have their votes counted these last 120 days.

Today, we send a message across Colorado that their voices, their children’s voices, will be heard for as long as we represent them here at the People’s House.”

The bill eventually passed both the House and Senate. It now heads to the governor’s desk for signature.

The governor and those who support Senate Bill 23-303 said it will provide much-needed property tax relief while ensuring local services are not hurt and also put more money toward education. “This bill, complicated though it may be, is that way forward. It finds a balanced solution where we are

delivering responsible reductions in property taxes without slashing our local governments’ abilities to do the things we count on them to do,” Speaker Pro Tempore Chris deGruy Kennedy, D-Jefferson, said.

Those against it argue the bill doesn’t do nearly enough and will just take money away from TABOR refunds instead of providing real relief. They’re also upset the bill was introduced with just a few days left to debate it. “I think we should tell the bill sponsors, ‘No,’ Madame Speaker. I think we should tell the governor this needs to go to a special session. I think all of us should be represented in this chamber. I think if there’s a bunch of back door information and a bunch of analytics back there that we haven’t seen, because we haven’t seen it,” Rep. Richard Holtorf said. Voters will have the final say in November when the property tax measure appears on the ballot. Conservative groups have already said they will campaign against it.

— Samantha Spitz

## Kiwanis Club of Columbine

We are an active service-minded club of 66 members, and we are growing. We can use help on many service projects. If you would like to participate in service projects and social events check us out at <http://columbinekiwanis.org>. We invite you to come for a free breakfast Wednesday at 6:45AM at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton, CO 80123. You do not need to join to the club help with our service projects. For information email me at [kensweet@gmail.com](mailto:kensweet@gmail.com).

**METRO DENVER**  
**FARMERS' MARKET**  
**MARKET ON YOUR CALENDAR**

<p style="text-align: center;"><b>Saturdays</b></p> <p style="text-align: center;"><b>SOUTHWEST PLAZA</b></p> <p>MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p style="text-align: center;"><b>Saturdays</b></p> <p style="text-align: center;"><b>LAKWOOD</b></p> <p>JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p style="text-align: center;"><b>Sundays</b></p> <p style="text-align: center;"><b>HIGHLANDS RANCH</b></p> <p>MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p style="text-align: center;"><b>Wednesdays</b></p> <p style="text-align: center;"><b>LITTLETON</b></p> <p>JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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## DirectLink Broadband Internet

My name is Annie Mandell, Community Relations Specialist for DirectLink broadband internet servicing the Littleton, CO area. Over the coming weeks, construction crews will be working in your neighborhood preparing the necessary infrastructure to bring another choice of internet provider. No need to be alarmed - The City of Littleton has authorized DirectLink's construction team to do this work. We will greatly appreciate your partnership by notifying homeowners of construction updates, which will help alleviate confusion of who we are, what we are doing and reduce calls to the city of Littleton. Neighborhoods where we have already built fiber have proactively provided information to homeowners on our behalf advising them of upcoming construction in the neighborhood. These communications are typically via email or in the community newsletter. We

## This Space Intentionally Left Blank for Teen Services



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will provide this wording for you. This advance notification from the HOA helps homeowners be more comfortable with the construction and crews building the infrastructure near their homes. I would love the opportunity to meet with the correct contact within the Columbine West HOA board to introduce myself and the opportunities that DirectLink Internet is providing the community. Here is our website: [dlbroadband.com](http://dlbroadband.com).

— Annie Mandell, Community Relations Specialist

## Normandy Estates Metro Recreation District

The current version of the **Fun In The Sun Brochure** will be available on the [www.CWCA.info](http://www.CWCA.info) website. It has the information for the Tennis Lessons/Junior Teams/Tennis Camps, Swim Lessons, the PCST Swim Team and the Membership Form to join the Pool. Our kind neighbors in the Normandy community sent us over the information for families to see if they would like to participate at their pool, seeing that our current facilities are still Under Construction.

### The pool Facility Location:

5380 W Coal Mine Ave. Littleton, CO 80123

**Open to the Public!** May 27 - Labor Day Weekend

**Open Swim Pool Hours:** (May 27 - school start)

- \* Reduced rental rates for private events
- \* Pool open on Sat & Sun until  
Labor Day once school is in session
- \* 12pm - 7pm Monday, Wednesday, Friday, Sunday
- \* 12pm - 8pm Tuesday, Thursday, Saturday
- \* 11am-12pm: Adult Lap & Zero Entry (infant/Toddler swim)

***Check out the website and have some Summer fun!  
Cannon Ball!***

## Columbine West Veterans

- Jack Woodman**, U.S. Army, 1967 - 1968 (Vietnam) 1st Logistical Command HQ
- Dan Chism, Sr.**, USMC, 1963-69, (Vietnam 1965-66), 2nd Battalion, 9th Marines, 3rd Marine Division, stationed Danang, Chulai & Thubi
- Jim Slora**, U.S. Air Force, 1961-1965, Special Weapons Maintenance, 1910th Communication Sq., Lowry AFB, Co.
- John Weksler**, USN, 1960-1966, Aircraft Carrier Essex, Pensacola, FL., U.S. Army, 1966- 1973 (Vietnam), Helicopter Pilot, Colorado National Guard, 1973- 1987, Buckley AFB, CO. (Retired)
- Annie Weksler**, U.S.A.F, 1968-70, Nurse, George AFB, CA
- Sidney Nelson**, USN, 1968-1972 (Vietnam) GMG2 Riv Div 591, Brown Water Navy
- Craig Martin**, USMC, 1976-1982, Presidential Guard (Carter Administration) & Mountain Survival Instructor
- Wade Gardner**, U.S.A.F., 1986 - 1990, C-141B Loadmaster, McGuire A.F.B. New Jersey
- Belinda Gardner**, U.S.A.F. 1987 - 1991, 438th Comptroller Squadron, McGuire A.F.B. New Jersey
- David E. Garcia**, USMC, 1963-67 (Vietnam War), Radioteletype Operater (RATT), 1st Marine Air Wing, returned to Yuma, AZ.
- Tony Monte**, USMC, 1968-1975 (Vietnam War)
- Ken Sweet**, U.S. Air Force, 1967-71, Fighter Aircraft Electronics, MI
- Gene D. Willenbrecht**, U.S.Navy, 1971-1977 (Vietnam War) MM1 aboard the USS Enterprise
- Richard Amador**, U.S. Navy, 1955-1959, 1st Class Quarter Master (QM1) aboard the USS Mt Baker, AE-4, and the USS Mt Katmai
- Jason Collins**, U.S. Army (Retired), 2003-2004, 2005-2006 (2 Tours Iraq), 1-10 CAV, 4th ID, Truck Driver
- Dave Fine**, U.S.A.F, 1966-1970, F4 Fighter Radar Tech, George AFB

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**Drywall - Basement finishes - Remodeling.** Years of exp. w/ refs. Gary 303-829-6363

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**Animals Petsitting Service** - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

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**DIVORCE SEMINAR. GET THE FACTS** from a panel of experts! 2nd Saturday of each month, 9-12. St. Philip Lutheran Church 7350 S. Kendall Blvd, Sanctuary Entrance. \$50 [www.garskemediation.com](http://www.garskemediation.com)

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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or [getinfo@ColoradoLasertype.com](mailto:getinfo@ColoradoLasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com). The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.



### Westside Handyman

**Handyman Services**

Full Paint Service, Carpentry, Fencing,  
Power Washing, Deck Restoration,  
Assembly, Hauling, Etc.

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## Additional Places to Recycle

- **Rooney Road Recycling:** Schedule an appt, Wednesday or Saturday from 8am to 1:30pm
- **Green Sheen Paint:** 1055 S Jason St., Denver 80223, 303-514-3955. Monday thru Saturday all day, 8am-4pm. The paint must be in the original can w/ the label attached. You can recycle oil, latex, stain and acrylic paints. No paint thinner or flammables. Aerosol cans are \$1/per.
- **AAA Propane:** 7405 W 44th Ave, Wheat Ridge, CO 80033, 303-425-7623. They will accept 20# & 30# tanks of any shape for recycling.



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## Columbine West Military Members

*"He has honor if he holds himself to an ideal of conduct though it is inconvenient, unprofitable, or dangerous to do so".*  
— **Walter Lippmann**

**LCpl. Evan Doop**, U.S. Marine Corps, stationed at 29 Palms, California  
**David Fillpot**, U.S. Navy Seamen Apprentice, Study: Electronics Technician  
**Chaplin, Major, William Harrison**, U.S. Army, Operations Chaplain, stationed at Ft. Richardson, Alaska.  
**Sgt. Bethany Jagers**, U.S. Army, 282, Engineering Company, Ft. Carson, CO  
**GM1 David Tuey**, USS Montgomery, Weapons Handler, San Diego Naval Base, CA  
**HM1 Michael Tuey**, IDC, Independent Corpsmen, 2nd Marine Combat Logistics Battalion 6, Camp LeJeune, NC  
**Cpl. Kristyn Lutz**, U.S. Marine Corp, Stationed in Camp Pendleton, California

# SOLD BY DUANE!



6881 S Reed Ct.

## Duane sells more homes in Columbine West than any other broker!

### Columbine West Statistics for May 2023

#### Current Homes FOR SALE in Columbine West

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	None	None	0
Tri/Multi-level	\$689,000	\$689,000	1
Bi-level	None	None	0

#### Current Homes UNDER CONTRACT in Columbine West

	Lowest	Highest	How Many?
Ranch Style	\$500,000	\$500,000	1
2-story	\$569,900	\$569,900	2
Tri/Multi-level	\$595,000	\$627,500	2
Bi-level	None	None	0

#### Homes SOLD in Columbine West (Oct. 1, 2022–May 15, 2023)

	Lowest	Highest	How Many?
Ranch Style	\$522,000	\$725,000	6
2-story	\$550,000	\$764,000	6
Tri/Multi-level	\$395,000	\$658,000	7
Bi-level	\$465,000	\$635,000	9

The statistical information is based on MLS data May 15, 2023. Not all of the properties were listed and/or sold by Duffy & Associates, LLC.

The experience of working with Duane was phenomenal! He will tell you the truth, not just what you want to hear. He is methodical and calming—excellent personality traits that carry you through a trying time. The fact that Duane is an expert in the Columbine area is an added bonus. I would wholeheartedly recommend Duane to sell your home. Don't hesitate—he will take excellent care of you! **J. S.**

We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. **C. & M. E.**

Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. **K. & R. C.**



Top "Five Star" Realtor as seen in 5280 Magazine

**Realtor with  
real estate  
law background**

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**DUANE C. DUFFY**  
Duffy & Associates, LLC  
**303-229-5911**

